



# PLANNING COMMISSION SUMMARY OF ACTIONS

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March 4, 2004

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PRESENT: Commissioners Alcorn, Byers, de la Fe, Harsel, Hart, Hopkins, Koch, Lawrence, Lusk

ABSENT: Hall, Murphy, Wilson

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The meeting was called to order at 8:17 p.m. by Vice Chairman John R. Byers.

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## COMMISSION MATTERS

Commissioner Lusk MOVED THAT THE PUBLIC HEARING ON RZ/FDP 2003-LE-047, GAYFIELDS ROAD ASSOCIATES, L.L.C., BE DEFERRED TO MARCH 25, 2004.

Commissioner de la Fe seconded the motion which carried unanimously with Commissioner Alcorn not present for the vote; Commissioners Hall, Murphy, and Wilson absent from the meeting.

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Commissioner Lusk MOVED THAT THE PUBLIC HEARING ON RZ 2003-LE-048, PCA 79-L-109-02, and PCA C-448-30, GAYFIELDS ROAD ASSOCIATES, L.L.C., BE DEFERRED TO MAY 27, 2004.

Commissioner de la Fe seconded the motion which carried unanimously with Commissioner Alcorn not present for the vote; Commissioners Hall, Murphy, and Wilson absent from the meeting.

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Commissioner Lawrence MOVED THAT THE PUBLIC HEARING ON RZ/FDP 2003-PR-037, JAMES S. AUDIA AND MANUEL G. SERRA, BE DEFERRED TO MARCH 18, 2004.

Commissioner de la Fe seconded the motion which carried unanimously with Commissioner Lusk not present for the vote; Commissioners Hall, Murphy, and Wilson absent from the meeting.

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Commissioner Byers announced his intention to defer the public hearing on SE 2001-MV-005, William A. Kinder, from March 18, 2004 to April 29, 2004.

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RZ 2003-PR-008 - LINCOLN PROPERTY COMPANY SOUTHWEST, INC.  
FDP 2003-PR-008 - LINCOLN PROPERTY COMPANY SOUTHWEST, INC.  
PCA 75-7-004-2 - LINCOLN PROPERTY COMPANY SOUTHWEST, INC. (Decisions Only)  
(Public Hearing was held on January 22, 2004)

Commissioner Lawrence MOVED THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS APPROVAL OF PCA 75-7-004-2, SUBJECT TO THE EXECUTION OF PROFFERS CONSISTENT WITH THOSE CONTAINED IN ATTACHMENT 1A OF THE STAFF REPORT ADDENDUM AS AMENDED TONIGHT.

Commissioner Lusk seconded the motion which carried by a vote of 7-0-1 with Commissioner Harsel abstaining; Commissioner Alcorn not present for the vote; Commissioners Hall, Murphy, and Wilson absent from the meeting.

Commissioner Lawrence MOVED THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS APPROVAL OF RZ 2003-PR-008 AND THE CONCEPTUAL DEVELOPMENT PLAN, SUBJECT TO THE EXECUTION OF PROFFERS DATED MARCH 3, 2004, AS AMENDED TONIGHT.

Commissioner Lusk seconded the motion which carried by a vote of 7-0-1 with Commissioner Harsel abstaining; Commissioner Alcorn not present for the vote; Commissioners Hall, Murphy, and Wilson absent from the meeting.

Commissioner Lawrence MOVED THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS APPROVAL OF A MODIFICATION OF THE TRANSITIONAL SCREENING REQUIREMENT ALONG THE SOUTHEASTERN AND SOUTHERN BOUNDARIES IN FAVOR OF THAT SHOWN ON THE CDP/FDP.

Commissioner Lusk seconded the motion which carried by a vote of 7-0-1 with Commissioner Harsel abstaining; Commissioner Alcorn not present for the vote; Commissioners Hall, Murphy, and Wilson absent from the meeting.

Commissioner Lawrence MOVED THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS APPROVAL OF A MODIFICATION OF THE NON-CORE STREETSCAPE DESIGN ALONG GALLOWS ROAD FOR THE TYSONS URBAN CENTER IN FAVOR OF THAT SHOWN ON THE CDP/FDP.

Commissioner Lusk seconded the motion which carried by a vote of 7-0-1 with Commissioner Harsel abstaining; Commissioner Alcorn not present for the vote; Commissioners Hall, Murphy, and Wilson absent from the meeting.

Commissioner Lawrence MOVED THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS A WAIVER OF THE 200 SQUARE FOOT PRIVACY YARD REQUIREMENT FOR SINGLE FAMILY ATTACHED DWELLINGS.

Commissioner Lusk seconded the motion which carried by a vote of 7-0-1 with Commissioner Harsel abstaining; Commissioner Alcorn not present for the vote; Commissioners Hall, Murphy, and Wilson absent from the meeting.

Commissioner Lawrence MOVED THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS APPROVAL OF A MODIFICATION OF THE LOADING SPACE REQUIREMENT FOR MULTI-FAMILY DWELLINGS IN FAVOR OF ONE LOADING SPACE PROVIDED FOR EACH OF THE TWO BUILDINGS, TWO TOTAL SPACES.

Commissioner Lusk seconded the motion which carried by a vote of 7-0-1 with Commissioner Harsel abstaining; Commissioner Alcorn not present for the vote; Commissioners Hall, Murphy, and Wilson absent from the meeting.

Commissioner Lawrence MOVED THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS APPROVAL OF A WAIVER OF THE 600 FOOT MAXIMUM LENGTH OF PRIVATE STREETS.

Commissioner Lusk seconded the motion which carried by a vote of 7-0-1 with Commissioner Harsel abstaining; Commissioner Alcorn not present for the vote; Commissioners Hall, Murphy, and Wilson absent from the meeting.

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CSP 84-L-020 - KINGSTOWNE COMMERCIAL L.P. AND KINGSTOWNE TOWNE CENTER, L.P.

Commissioner Lusk MOVED THAT THE PLANNING COMMISSION APPROVE CSP 84-L-020, SUBJECT TO THE PROPOSED DEVELOPMENT CONDITIONS DATED MARCH 3, 2004, WITH THE FOLLOWING ADDITIONAL BULLET TO CONDITION NUMBER 11:

- "IF A TENANT IN BUILDING J1 OR J2 IS PERMITTED MORE THAN ONE SIGN, THE ADDITIONAL SIGNAGE SHALL NOT INCLUDE INFORMATION BEYOND THE NAME OF THE BUSINESS OR STORE AND/OR THE CORPORATE LOGO. NO SIGNAGE SHALL INCLUDE ADDITIONAL PHRASES SUCH AS "PHOTO DEVELOPING" OR "PICTURE FRAMES AND ACCESSORIES" OR OTHER SIMILAR INFORMATION."

Commissioner Alcorn seconded the motion which carried unanimously with Commissioners Hall, Murphy, and Wilson absent from the meeting.

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RZ 2003-LE-053 - KUSTOM KASTLES, L.L.C.

Commissioner Lusk MOVED TO DEFER THE DECISION ON RZ 2003-LE-053 TO MARCH 11, 2004.

Commissioner Lawrence seconded the motion carried unanimously with Commissioners Hall, Murphy, and Wilson absent from the meeting.

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The meeting was adjourned at 9:33 p.m.  
John R. Byers, Vice Chairman